

ORDINANCE NO. 030227-32

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4601 SOUTHWEST PARKWAY FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No.C14-02-0167, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2000 square foot tract of land, more or less, out of Lot 1, Village Park 2A At Travis Country Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 4601 Southwest Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Adult oriented businesses use is a prohibited use of the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on March 10, 2003.

PASSED AND APPROVED

February 27, 2003

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

EXHIBIT " A "

FIELD NOTES DESCRIBING 2000 SQUARE FEET OF LAND OUT OF A PORTION OF LOT 1, OF VILLAGE PARK 2A, AT TRAVIS COUNTRY, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 94, PAGE 12, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing at an iron pipe found in the south r-o-w- line of southwest parkway same being the northeast corner of said Lot 1, of the above referenced subdivision;

THENCE along the east line of said Lot 1, the following courses;

- 1.S 42° 18' 26" E 9.75, feet to an iron pipe found;
- 2.S 59° 41' 49" E 60.73, feet; to an iron pipe found;
- 3.S 05° 45' 28" W 70.80 feet to a point;
- 4.S 84° 14' 32" W 75.70, feet to a point for the northeast corner hereof and the PLACE OF BEGINNING of this description;

THENCE S 02° 30' 34" W 60.00, feet to a point for the southeast corner hereof;

THENCE N 87° 29' 26" W 33.33, feet to a point for the southwest corner hereof;

THENCE N 02° 30' 34" E 60.00, feet to a point for the northwest corner hereof;

THENCE S 87° 29' 26" E 33.33 feet to the PLACE OF BEGINNING and containing 2000 square feet of land more or less.

FIELD NOTES TO BE USED WITH ATTACHED PLAT ONLY.

B0914502
9-24-02



